

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD MEETING

Held in the City of Mesa Council Chambers

Date: July 21, 2010 Time: 4:00 p.m.

MEMBERS PRESENT

Randy Carter, Chair
Beth Coons, Vice-Chair
Chell Roberts
Vince DiBella
Lisa Hudson
Suzanne Johnson

MEMBERS ABSENT

Brad Arnett (excused)

OTHERS PRESENT

Gordon Sheffield
Tom Ellsworth
Lesley Davis
Angelica Guevara
Debbie Archuleta
Wahid Alam
Margaret Robertson
Christine Zielonka
Lily Khalafyan-Wilk

James Carpentier
Damon Olsen
Gary Cloud
Alisha Solano
Chad Fuller
Bridget Jones
Jill Kusy Hegardt
Others

Chairperson Carter declared a quorum present and the meeting was called to order at 4:00 p.m. The meeting was recorded on tape and dated July 21, 2010. Before adjournment at 5:24 p.m., action was taken on the following:

It was moved by Boardmember Beth Coons, seconded by Boardmember Vince DiBella that the minutes of the June 15, 2010, and June 16, 2010 study sessions and regular meeting be approved as submitted. Vote: 4 – 0 – 2 Boardmembers Johnson and Roberts abstained. Boardmember Arnett absent.

Consent Agenda Items: All items identified with an asterisk (*) were approved with one Board motion.

It was moved by Boardmember Coons, seconded by Boardmember Hudson that the consent items be approved. Vote:

Code Amendment: Amending Sections 11-18-8

Zoning Cases: Z10-19, Z10-20

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Item: **Z10-19 (District 6)** 5850 East Still Circle. Located on the south side of the Superstition Freeway and east of Recker Road. Council Use Permit. This request will allow the development of a Freeway Landmark Monument Sign. Monica L. Harrison, owner; James Carpentier, applicant. (PLN2010-00131)

Comments: James Carpentier represented the case. He stated this sign would support the Power Road Knowledge Corridor Initiative and the health and education components of H.E.A.T. He explained why he thought the modifications to the Guidelines were necessary. He stated this site is a unique land use that won't be easily replicated in the City. Mr. Carpentier stated the electronic message board was necessary so that the tenants could publicize events at the campus.

Gary Cloud, 1604 North Palmcroft Way, the Assistant Provost at A.T. Still University spoke in favor of the sign. Mr. Cloud stated that the campus provides services to the community such as free dental care for school age children. The reason for the sign is to attract the public to the campus, and to attract researchers and other tenants to the campus.

Damon Olsen, 1807 South Sunview Drive, the Executive Director of the Ross Farnsworth YMCA, spoke in favor of the sign. Mr. Olsen stated the sign was needed for visibility for the YMCA and to help promote their programs. He stated the sign would also help provide economic vitality for the park.

Staffmember Lesley Davis explained the case. She briefly explained the 2004 Guidelines for Freeway Landmark Monument Signs, and the 2006 revisions. She stated that City Council had discussed allowing FLMS for business parks, but had decided not to allow them. She stated that staff felt the 85' height was too tall for this location, where the freeway is not very elevated. She stated that a 65' height would comply with the distance requirement for neighbors.

Boardmember Chell Roberts confirmed with staff that the intent of the Guidelines was so that you could see the name of the project, not the entire sign. He questioned why the A.T. Still University portion of the sign was larger than the project name at the top of the sign. Mr. Carpentier stated that there were a lot of letters in A.T. Still University and they needed to be larger for people to be able to read their name. Boardmember Roberts, stated there are more letters in Arizona Health Technology Park than there are in AT Still University. Mr. Carpentier stated they would have to make the top panel larger and they didn't want to do that, because the aesthetics and functionality wouldn't work as well. Boardmember Roberts questioned the 15 second change for the message board. Mr. Carpentier stated the 15 second change had been approved for other signs. Zoning Administrator Gordon Sheffield explained that the 15 second time frame had been chosen for message boards based on the idea that a driver would see three message changes within one mile of the sign. The idea was that any faster and the sign would become a distraction for drivers. Boardmember Roberts stated he supported this case. He thought the Council should look at revising the Guidelines.

Boardmember Beth Coons confirmed the applicant wanted the 85' height so that the tenant panels would be visible. She stated she appreciates A.T. Still University and what they do for Mesa. She stated the message board would be separated from the neighbors by a freeway.

Boardmember Vince DiBella thought the facility was unique enough to justify the site not meeting the General Plan requirement. He thought 85' was high, but based on where you access the site, it needs to be identified.

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Boardmember Suzanne Johnson questioned the 13-1/2' message board with tenant signs below that. She asked if the message board could be eliminated. Mr. Carpentier stated that if the message board is turned down to 4% at night it would not be too bright. Mr. Carpentier stated that neighbors to the north were concerned with the sign, but no one on Recker had voiced opposition.

Chair Randy Carter asked staffmember Lesley Davis to explain the changes to the sign requested by the Design Review Board. Mr. Carter stated that education is important to the City. He was concerned with the height of the sign. He stated he would like to see the sign lowered so it is more like other signs in Mesa. He suggested 75' height. He was worried about setting a precedence. He stated none of the signs that have been approved, have met the guidelines.

It was moved by Boardmember Chell Roberts, seconded by Boardmember Beth Coons

That: The Board recommend to the City Council approval of zoning case Z10-19 conditioned upon:

1. Compliance with the basic development of the Freeway Landmark Monument as described in the project narrative and as shown on the site plan and elevations except as noted below.
2. Compliance with all requirements of the Design Review Board.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of the Board of Adjustment for a Special Use Permit to allow a static message on the electronic display to be displayed for less than a period of one hour.
5. Compliance with all requirements of the Building Safety Division with regards to the issuance of building and sign permits.

Vote: Passed 6 – 0 (Boardmember Arnett absent)

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Note: *Audiotapes of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at www.cityofmesa.org*

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Item: **Z10-20 (District 5)** 3009 East Lehi Road. Located north of McDowell Road and east of Gilbert Road (283± acres). Modification of the existing PAD Overlay and Site Plan Review. This request will facilitate the development of a residential master planned community. W. Thomas Hickcox, owner; Greg Davis, applicant. (PLN2010-00168)

Comments: The applicant has requested the case be continued to August 28, 2010

It was moved by Boardmember Beth Coons, seconded by Boardmember Lisa Hudson

That: The Board continue the case to August 28, 2010:

Vote: Passed 6 – 0 (Boardmember Arnett absent)

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D. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING CODE AMENDMENT:

Amend §11-18-8: General Provisions: Applications, Procedures, Fees. This amendment involves revisions to the public notice requirements for applications pending before the Planning and Zoning Board.

Comments: This case was on the consent agenda and therefore was not discussed individually.

It was moved by Boardmember Beth Coons, seconded by Boardmember Lisa Hudson

That: The Board recommend approval

Vote: Passed 6 – 0 (Boardmember Arnett absent)

E. HEAR A PRESENTATION, DISCUSS AND PROVIDE DIRECTION ON THE FOLLOWING:

Public input regarding the Revised Zoning Code

Chair Randy Carter stated he had blue slips from citizens who wished to speak regarding the proposed changes to the Zoning Ordinance.

Bridget Jones of the Home Builders Association stated due to the cost of homes and consumer preferences they had five items they had issues with.

1. Garage doors should be more than 50% of frontage.
2. Allow two-car garages to project into front setback; the same as livable space.
3. Allow side turn garages to project into the front setback like livable space.
4. Reduce the setbacks in the new RSL district.
5. Revise the requirement for design elements.

Ms. Jones did not think these requirements fit what the home builders need. She stated the restrictions in this Ordinance prevent them from building in Mesa. She wanted additional time to work out their concerns.

Jill Kusy Hagardt stated she had two minor concerns she wanted to work out with staff: One was the use of the terms “encourage” vs. “require”, in the Planned Community District. The other concern related to the minor rewording in the purpose and intent statements of the PC District.

Chad Fuller, representing K. Hovnanian Homes wanted time for more discussion with staff.

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Boardmember Roberts wanted pictures and floor plans from the Homebuilders Association to show how the current requirements hinder their design.

Boardmember Beth Coons wanted to make sure staff was working on transitional language for previously approved developments. She also wanted a review of the bicycling comment, regarding alternative methods of transportation and connectivity of neighborhoods. She wanted the LEED silver, reference re-worded.

Chair Randy Carter wanted the LEED statement replaced, so it says energy efficient. He agreed with the intent of the requirement. Gordon Sheffield explained there is a common understanding of LEED, and this requirement would allow other standards. Chair Carter was concerned that in the future someone could interpret the requirement to be LEED only. He suggested using incentives such as reduced fees, or faster reviews to encourage energy efficiency.

The Board agreed to go forward with most of the staff responses to the comments received, with the exception of the issues raised at this meeting.

Respectfully submitted,

John Wesley, Secretary
Planning Director

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